



# City of Granite City

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## ***Plan Commission Minutes April 1, 2010***

### **CALL TO ORDER**

The meeting of the Plan Commission was called to Order on April 1, 2010, at 7:00 PM.

### **PLEDGE and SWEAR-IN**

Acting Chair Sandy Crites swore in those present and explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination at the next City Council meeting scheduled for April 20, 2010. She further stated if anyone present wished to speak before the City Council, he or she should go to the office of the City Clerk, the Thursday before the meeting, and request to be placed on the Agenda to address the Council.

### **ATTENDANCE/ROLL CALL**

Members Present: Sandy Crites, Jack Taylor, Nick Ryan, Don Luddeke, John Janek and Frank Greathouse.  
Excused were: Sharon Ryan, Mary Jo Akeman, Mark Davis and Shirley Howard.

Also present were: Ward 3 Alderman Dan McDowell, Ward 7 Aldermen Don Thompson and Ron Simpson, Ward 5 Alderwoman Brenda Whitaker and Ward 4 Alderman Jim Smith and Steve Willaredt Zoning Administrator.

### **APPROVAL OF MINUTES**

Ms. Crites requested a correction to the Minutes from the previous meeting on March 4, 2010. On page 3, the word **Chair** following the name Nick Ryan should be deleted. Mr. Willaredt reported the correction had already been made. A motion to approve the Minutes, as corrected, was made by John Janek and seconded by Nick Ryan. Motion carried by unanimous consent.

### **COUNCIL REPORT**

Alderman Dan McDowell reported the petition request by Elaine Holmes for a car sales and repair shop at 1501 Madison Avenue was approved by the City Council.

### **PETITIONER: Cornerstone Custom Construction**

Business owner, Dave Anderson, 3100 Bluff Road, Edwardsville, Illinois, presented his request for a re-zoning classification from R-4 to R-5 for property (presently vacant lot) located on the corner of Village Lane and Donald Court. His request is for construction of a four family (fourplex) designed for senior residential living.

The Chair requested the lot size and was informed the dimensions are: 111 X 190 across the back, with 100 X 170 Street frontage.

The Chair asked for questions from the Commission. John Janek asked if the building will be single story and have handicap accessibility. The response was the proposed building will be single story with brick base unit and will have handicap accessibility.

Alderman Thompson stated he had walked the subdivision and has spoken with most of the residents and reported the consensus is to leave the zoning as R-4 (single family or duplex) as it was established in 1989.

Jack Taylor asked the square footage of each unit and was told 900 sq ft, two bedrooms and one bath, no garage.

With no further questions from the Commission, the Chair asked if anyone present in the audience would like to speak in favor of the Petition. No response. The Chair then asked if anyone would like to speak in opposition of the Petition.

1). Robert Astorian, 2616 Donald Court, stated he has owned the property since 1996. His concerns to the Commission were: That particular corner of Village Lane and Donald Court is already a bad intersection in that there is a lot of traffic with Village Lane Apartments located across the street. He stated the proposed construction would likely have an effect on driver visibility at that intersection; most of the time that corner is flooded and the lot is muddy.

2). Charles Whitehead, 2608 Donald Court, thanked the Commission for allowing him to speak and said he agreed with Bob Astorian. He further stated in 1992, upon his retirement from the military, after having served a two year tour of duty at the Melvin Price Support Center, he and his wife decided to remain in Granite City and purchase (invest) in property at Partney Estates. Their home was the 5<sup>th</sup> to be built. He believed then, and still believes today that Partney Estates is a very attractive, two cul de sac subdivision and that success of the subdivision was, and is, based on the design and zoning classification it was given in the late 1980's. He believes multi-family housing will not be of the quality he envisioned, at the entrance to the subdivision. He respectfully requested the Commission deny the Petition.

3). Joseph Langley, 2612 Pontoon Road, stated his primary concern is the drainage problems in that area. He submitted photos showing substantial water overflow and stated he believes new construction, or any dirt or fill, will likely worsen the situation.

**MOTION** by Janek and seconded by Taylor to place on file the (10 pages) of color photos taken in and around the Partney Estates subdivision. Voice vote. All ayes. Motion Carried.

4). Frank Beatty, 2608 Pontoon Road, stated he believed the change to multi-family housing will have an affect the value of the property in the area. There have been drainage problems ever since he has lived there and new construction will only worsen the problem. He stated the building (fourplex) seems too big for a small corner lot, and what about parking? Most households today have two vehicles, where will they park? He does not believe the re-zoning classification is a good idea.

5). Rob Gregory, 2600 Pontoon Road, stated his property is located on the lot that backs straight up to this one and he knows how that floods, His basement has flooded twice this winter because the lift stations don't run right. Also, the lot is not big enough for 3,600 sq ft of a building! Nobody wants this.

Mark Whitehead, Cornerstone Construction, asked to speak and address some of the issues and concerns from the public. He stated the lot is a buildable lot. He was sure the City is aware of the water drainage issues. The building will face Village Lane, not Donald Court. The plan for off- street parking is that each unit will have a driveway with space available for two cars. Mr. Willaredt mentioned corner setbacks as required by Ordinance and Mark stated he is aware of that.

Mr. Janek stated he opposed the re-zoning classification. The Acting Chair reinforced the opposition by stating per Ordinance 3818, Article 3, Section 3.1 the basic requirement for zoning classification R-5 is: A minimum of 3 acres is requisite. Needless to say, the lot is not a 3 acre lot. Additionally, sometimes, it might be noted that there is R-5 zoning on the other side of the road; however, Section 3.2 specifically states the boundaries of a District are going to stop at the center line of any street. Therefore, that property cannot simply roll over to R-5.

**MOTION** by Jack Taylor and seconded by John Janek to approve the change in classification from R-4 to R-5 for the vacant lot located at the corner of Village Lane and Donald Court. Roll Call vote. All nays. Motion denied. The Commission's decision to *not* allow the R-5 will go to the City Council on April 20, 2010 for final passage.

**PETITIONER: Jessica Bladdick**

The Acting Chair introduced Jessica Bladdick and stated her Petition is a request for a Special Use Permit to operate a three-station beauty shop in the open store front area at 2165 Benton Street.

Acting Chair Sandy Crites reviewed the **Checklist** for Special and Non-Conforming use:

- a). Hours of Operation: 8:00 AM – 8:00 PM
- b). Days of Operation: Monday thru Saturday
- c). Signage limited to: No exterior sign, perhaps something in window.
- d). Screening Required: No
- e). Additional Parking required: No
- f). Any additional exterior lighting permitted: Away from residential area and approved by Zoning Administrator
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed, or the business has become a nuisance? Yes
- k). Additional Requirements: Trash receptacles only.

The Zoning Administrator stated he did not see any problem with the request. No further questions or comments.

**MOTION** by Jack Taylor and seconded by Frank Greathouse to approve the Special Use Permit and allow a beauty shop at 2165 Benton Street. Roll Call Vote. 5 yes and 1 abstain. Motion Carried.

**PETITION:** The City of Granite City, 3601 Cargill. This Petition was continued at the request of Counsel for ADM and will be heard at the next regularly scheduled meeting on May 6, 2010.

**NEW BUSINESS**

The Draft of Article 6 was tabled until the next meeting as the Assistant City Attorney was not able to attend this meeting.

**OLD BUSINESS**

None voiced.

**MOTION** to adjourn by John Janek and seconded by Nick Ryan. Motion carried by unanimous consent.

Respectfully submitted by,

*Barbara Hawkins*

Recording Secretary, Plan Commission

*The City of Granite City*  
**PLAN COMMISSION ADVISORY REPORT**  
*Hearing Date: April 1, 2010*

**#1 PETITIONER:** David Anderson / Mark Whitehead  
Cornerstone Custom Construction

**REQUEST:** Petition for re-zoning classification from R-4 to R-5

**MOTION** by Jack Taylor and seconded John Janek to approve the change in classification from R-4 to R-5 for the vacant lot located at the corner of Village Lane and Donald Court.

**Roll Call**

Acting Chair, Sandy Crites	No	John Janek	No
Jack Taylor	No	Nick Ryan	No
Don Luddeke	No	Frank Greathouse	No

**MOTION DENIED** The Commission's unanimous decision was to not allow the change in Zoning

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**#2 PETITIONER:** Jessica Bladdick

**REQUEST:** Special Use Permit for Beauty Shop  
at 2165 Benton Street (Storefront area)

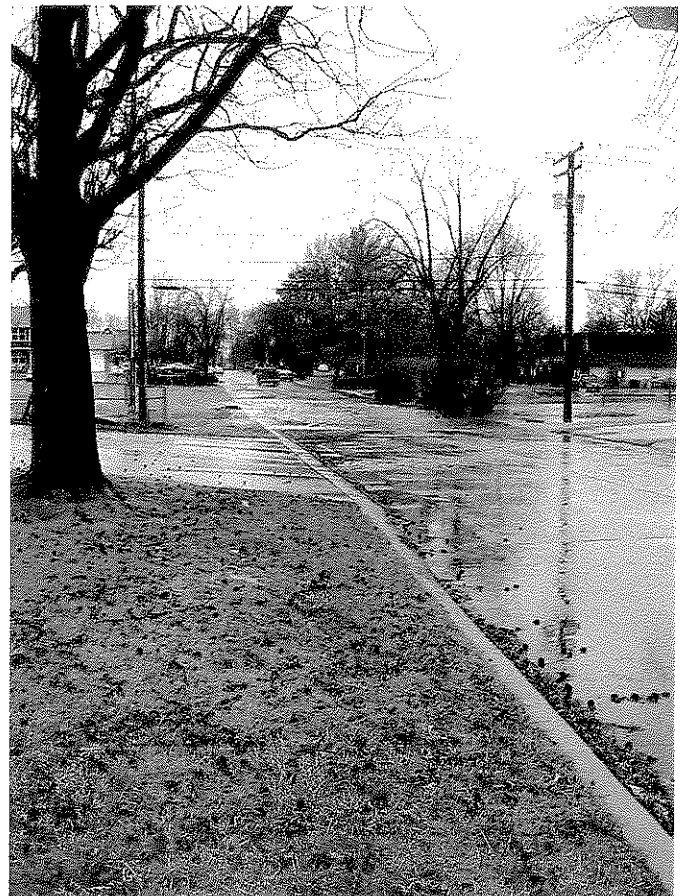
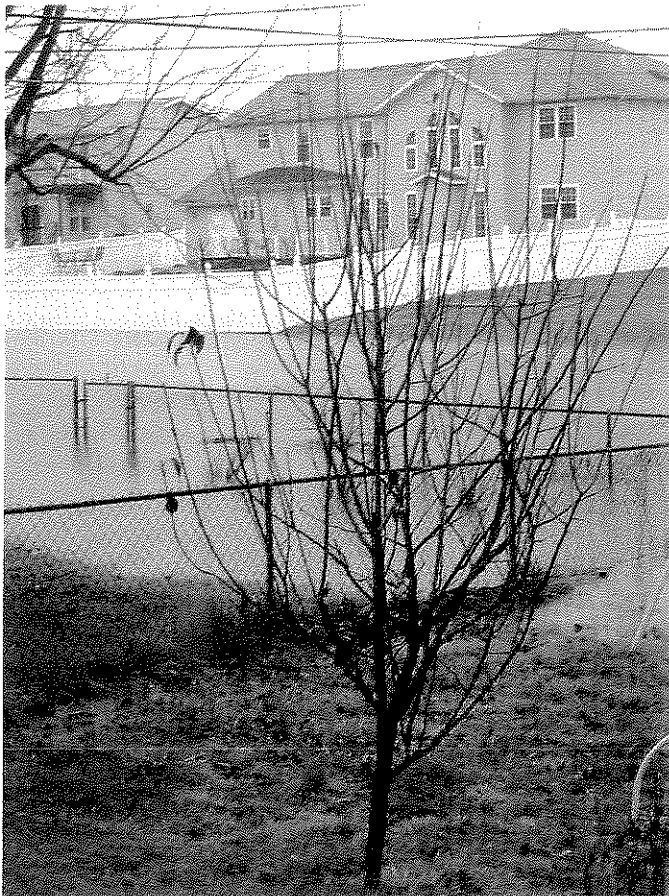
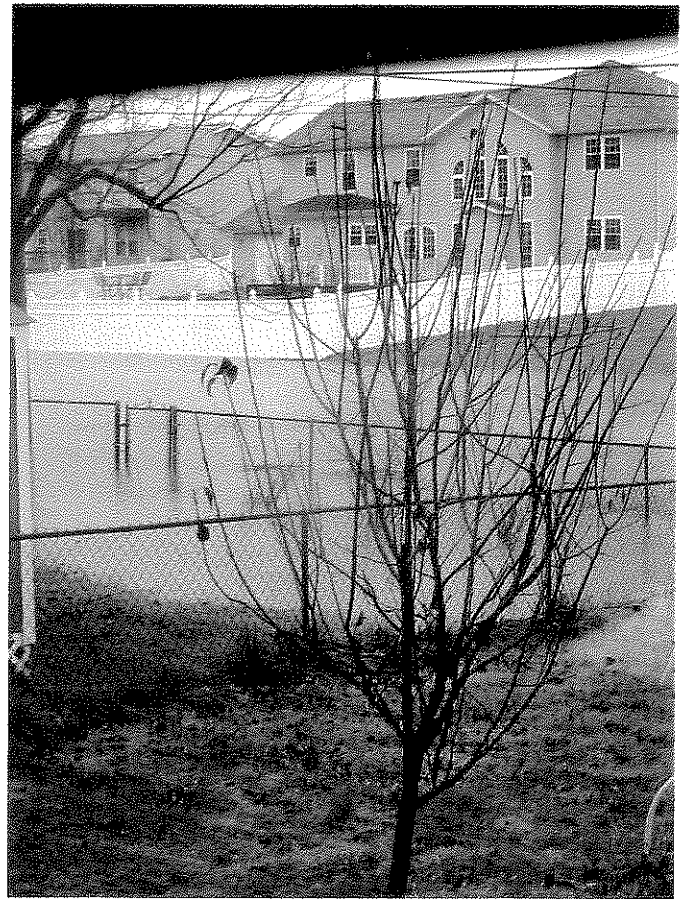
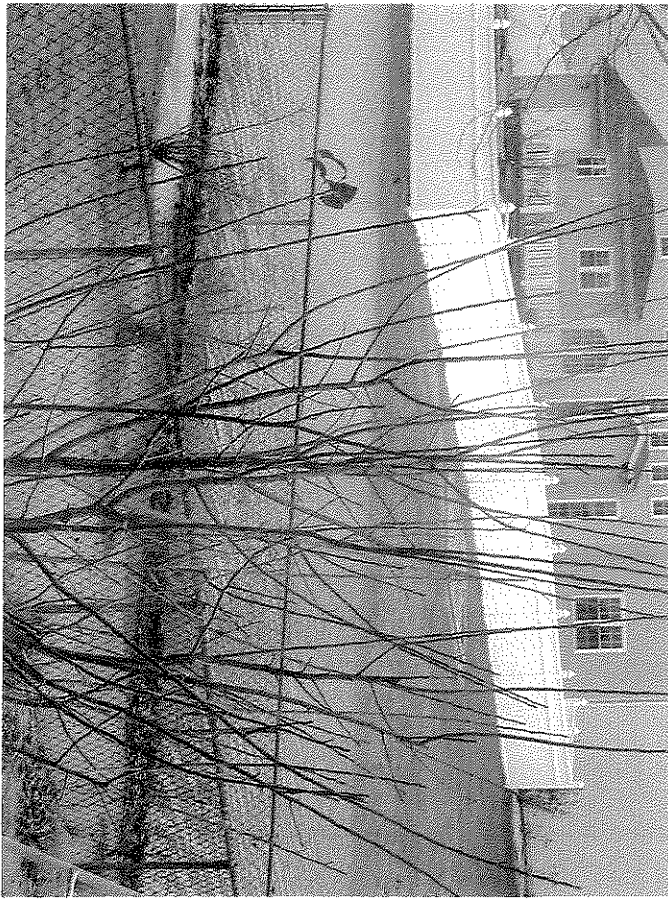
**MOTION** by Jack Taylor and seconded by Frank Greathouse to approve the Nonconforming Use and Structure permit with the following requirements and conditions:

- a. Hours of Operation limited to: 10:00 AM to 11:00 PM
- b. Days of Operation: Seven days a week
- c. Signage limited to: Flush mounted to fence
- d. Screening required: No
- e. Additional Parking required: No
- f. Any additional exterior lighting permitted: Away from residential area and upon approval of the Zoning Administrator
- g. Is there a need to address storm water run-off? No
- h. Does permit expire with change of ownership and/or use? Yes
- i. Is re-application necessary to intensify use? Yes
- j. Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k. Additional requirements: Contingent upon purchase of the property.

**Roll Call**

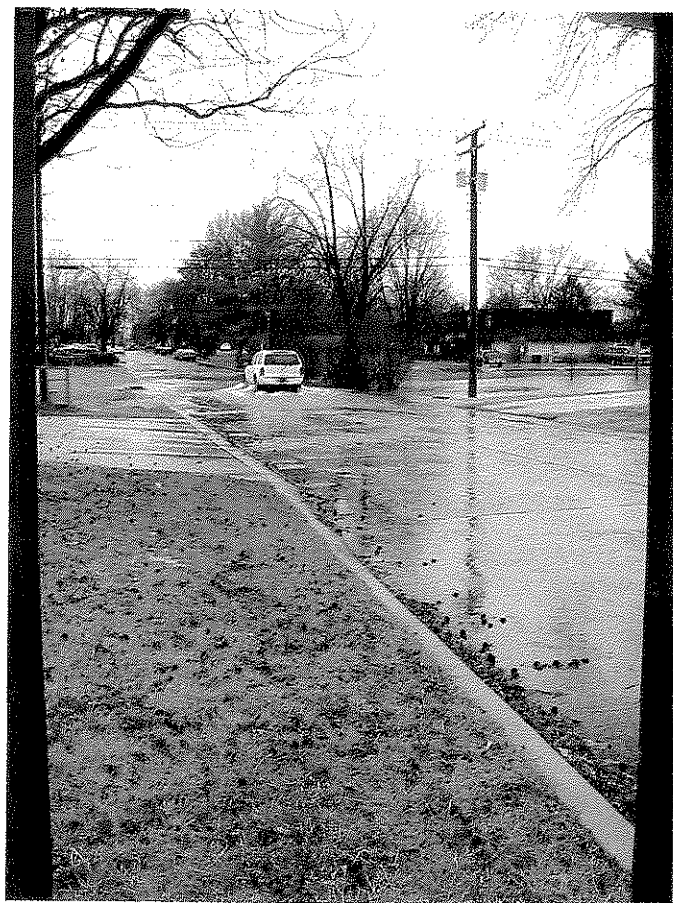
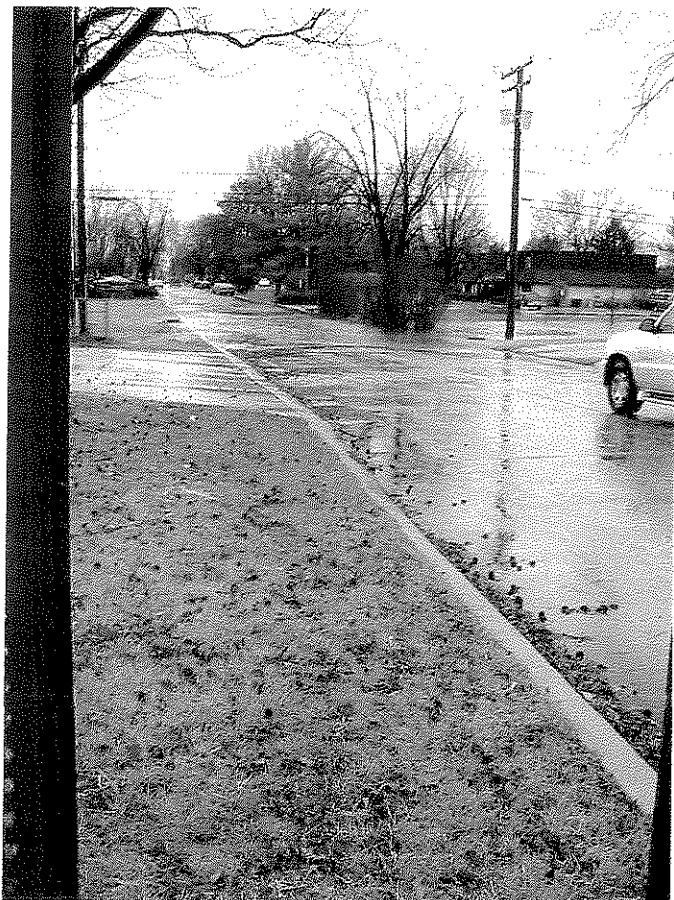
Acting Chair, Sandy Crites	Yes	John Janek	Abstain
Jack Taylor	Yes	Nick Ryan	Yes
Don Luddeke	Yes	Frank Greathouse	Yes

**MOTION CARRIED**

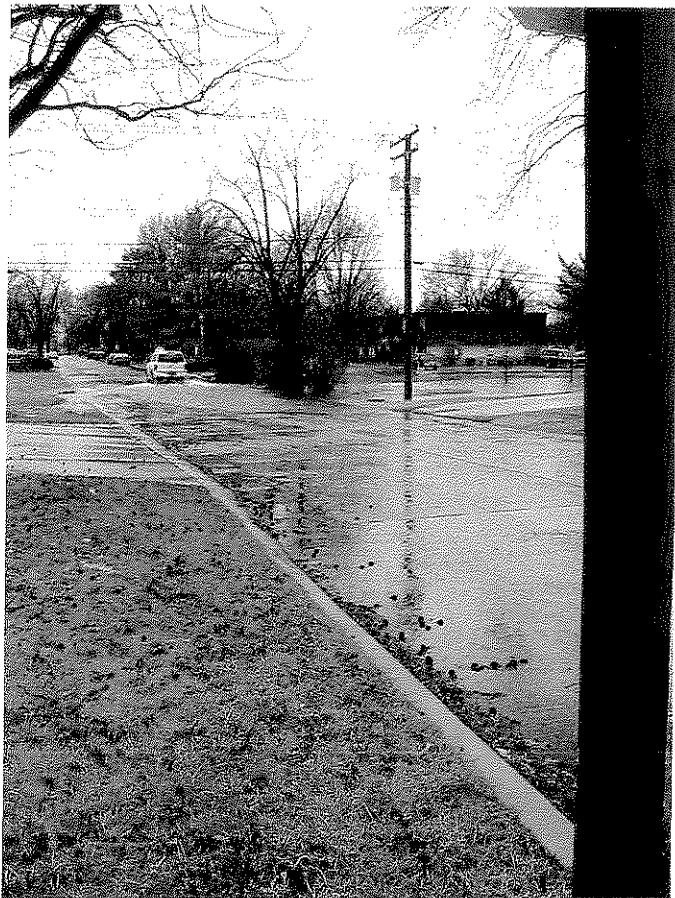


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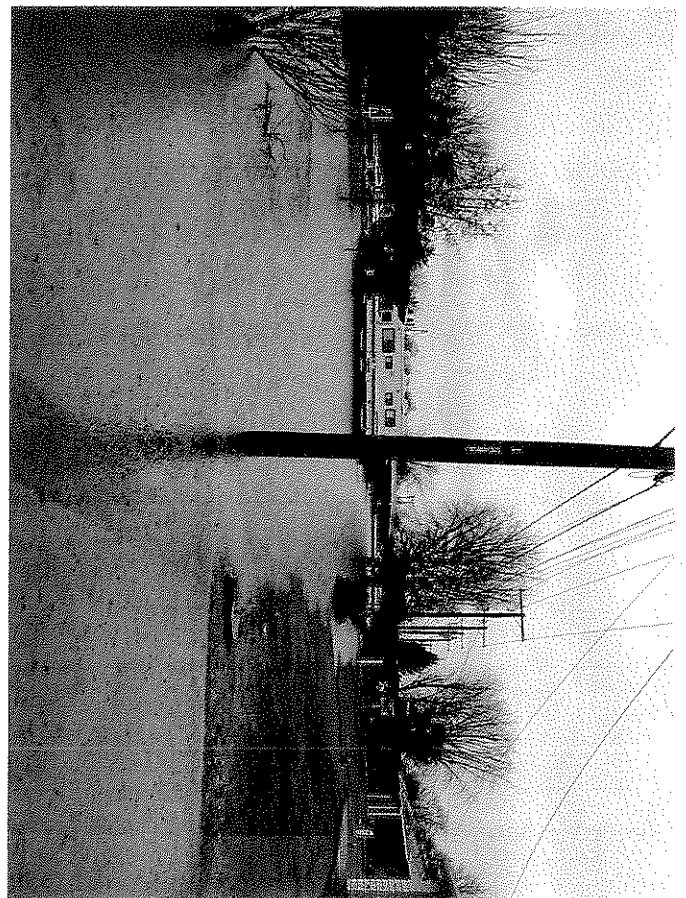
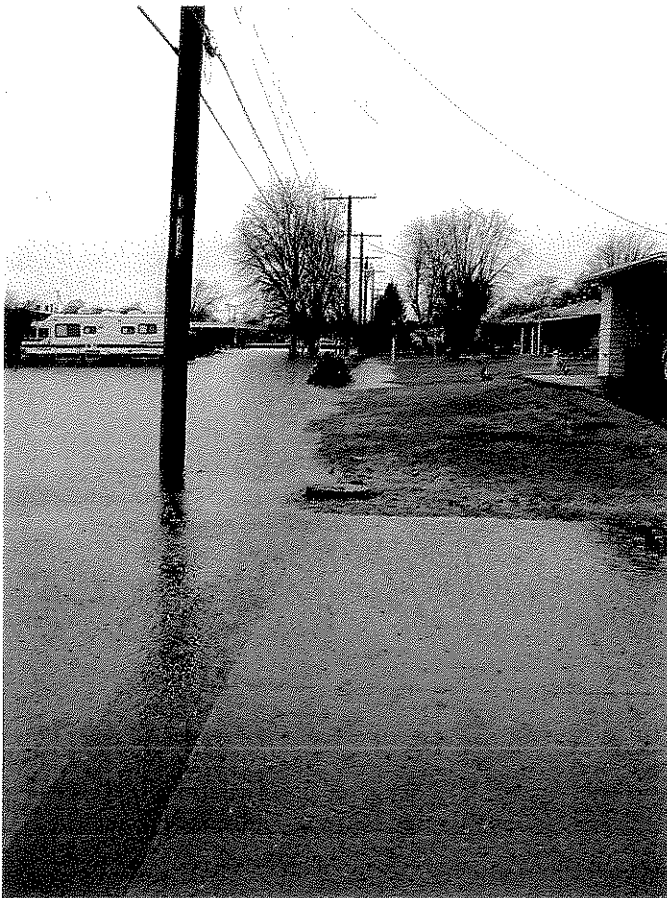




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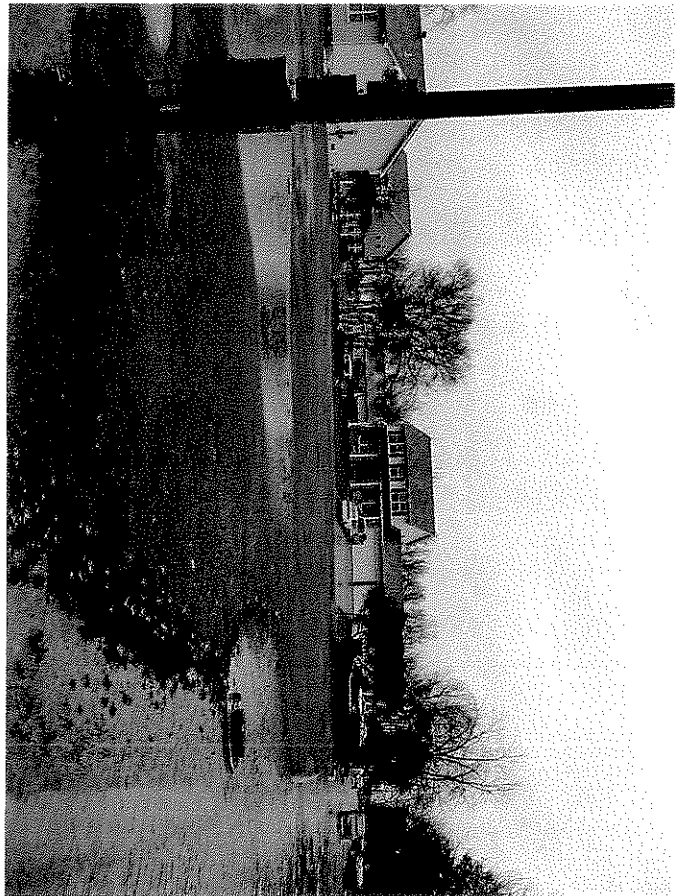


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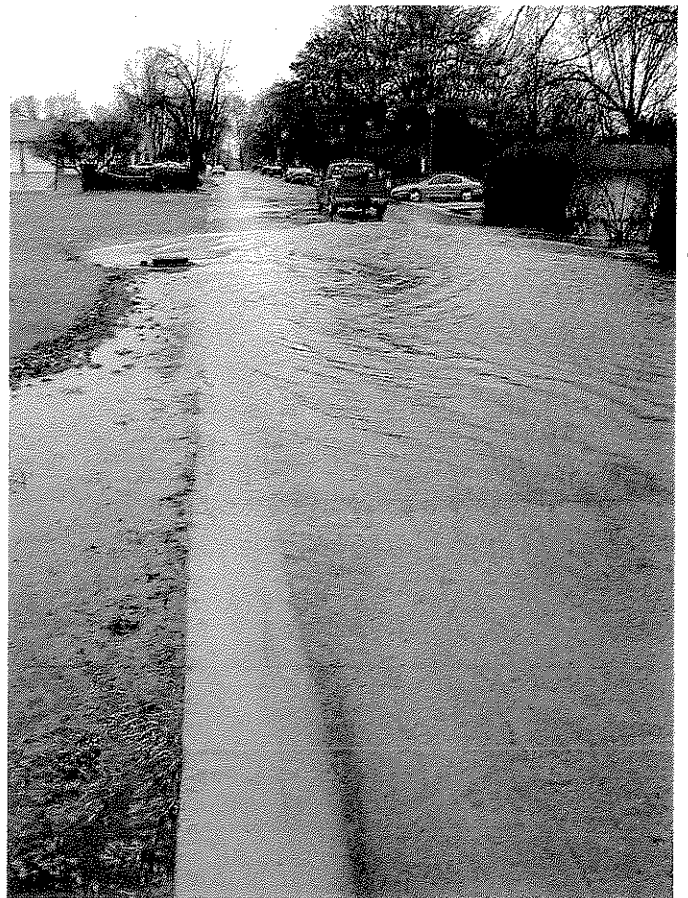
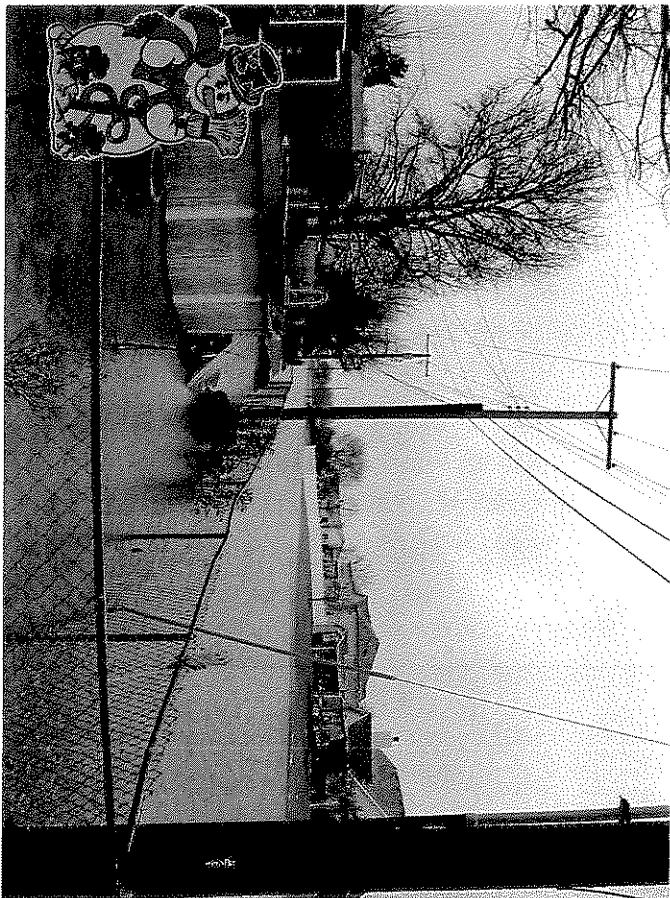
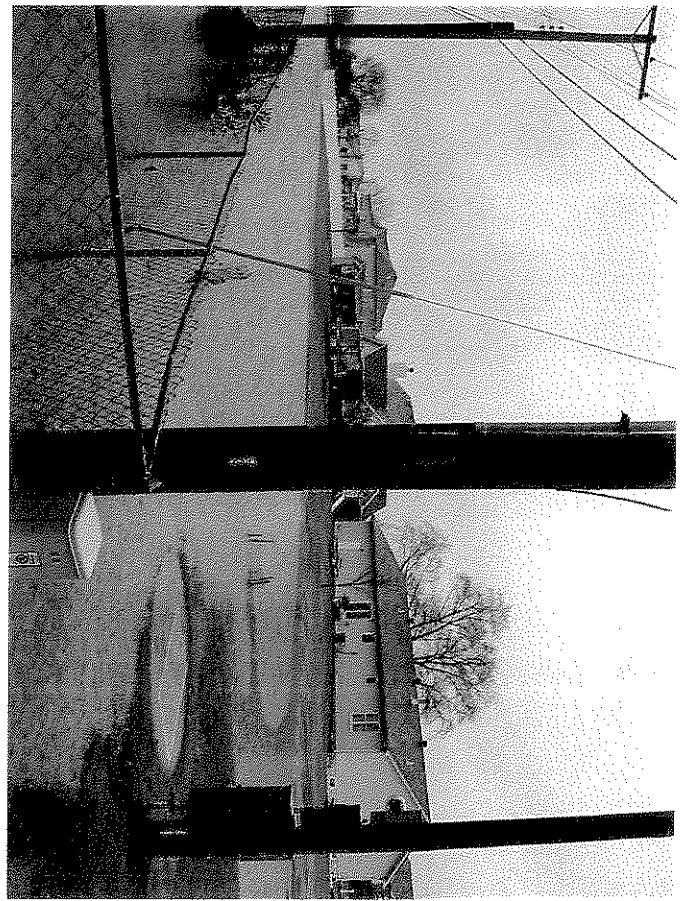




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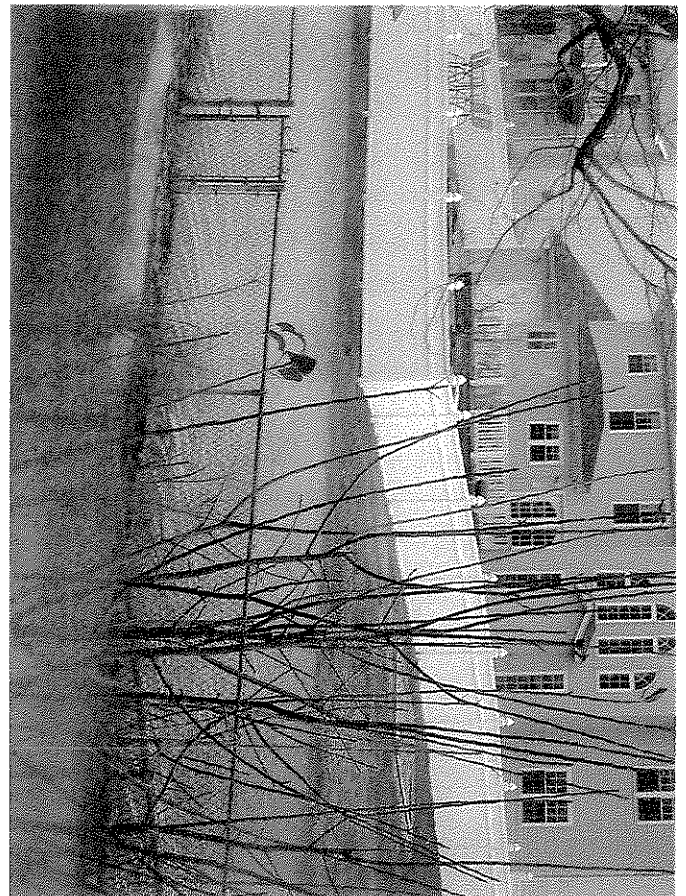
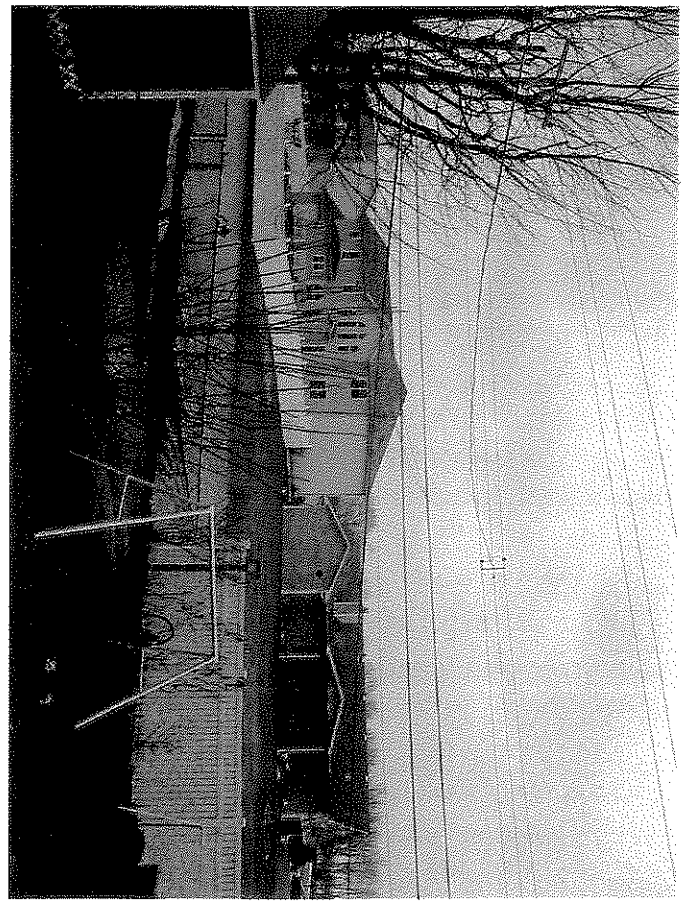
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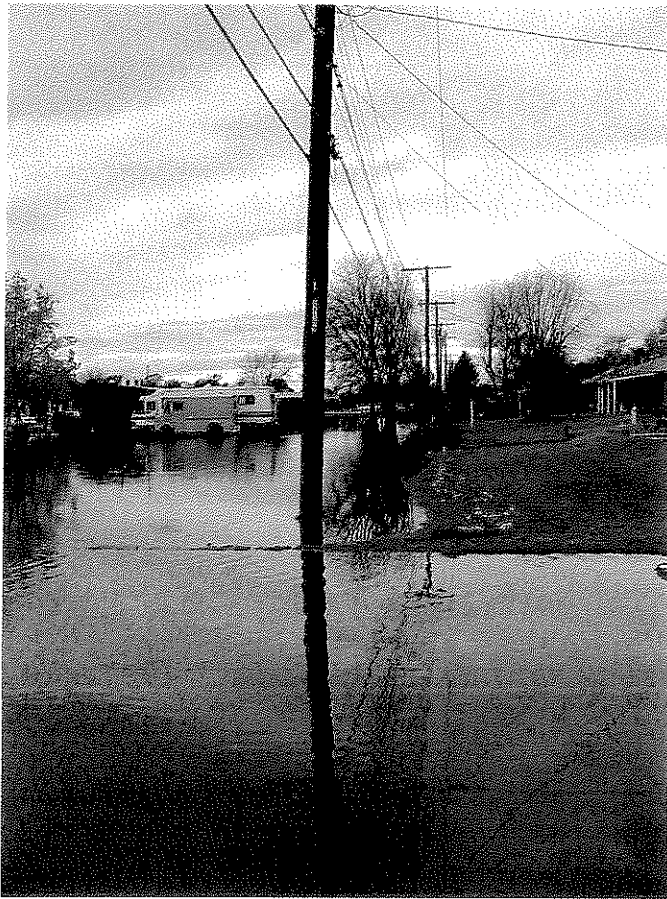
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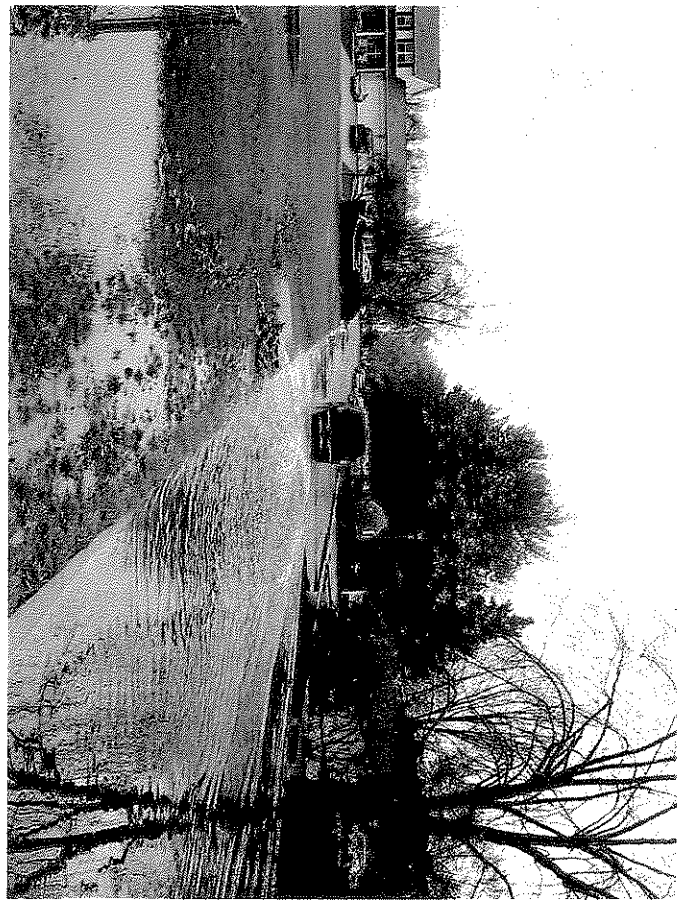
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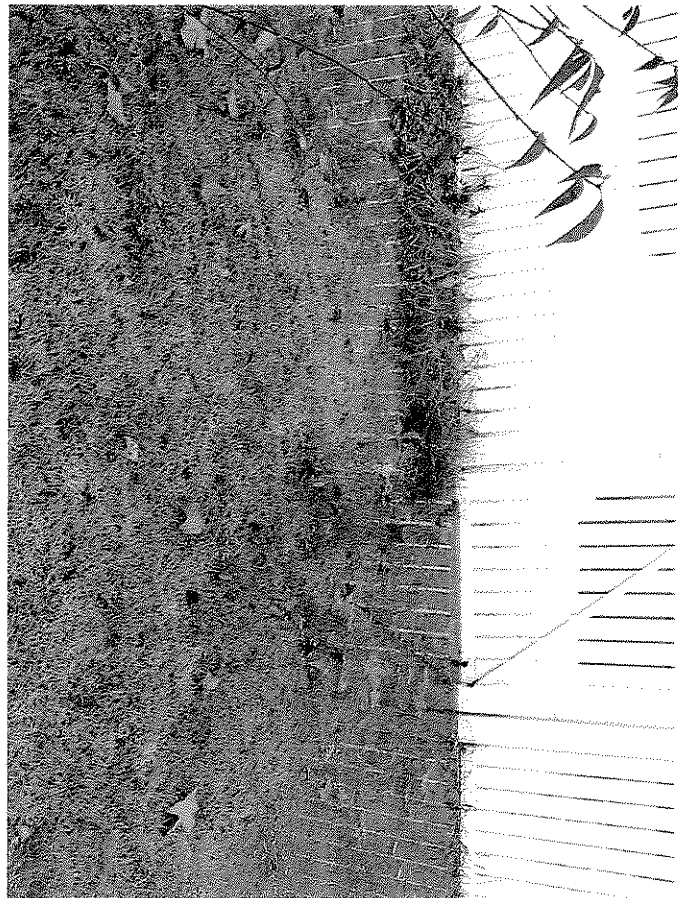
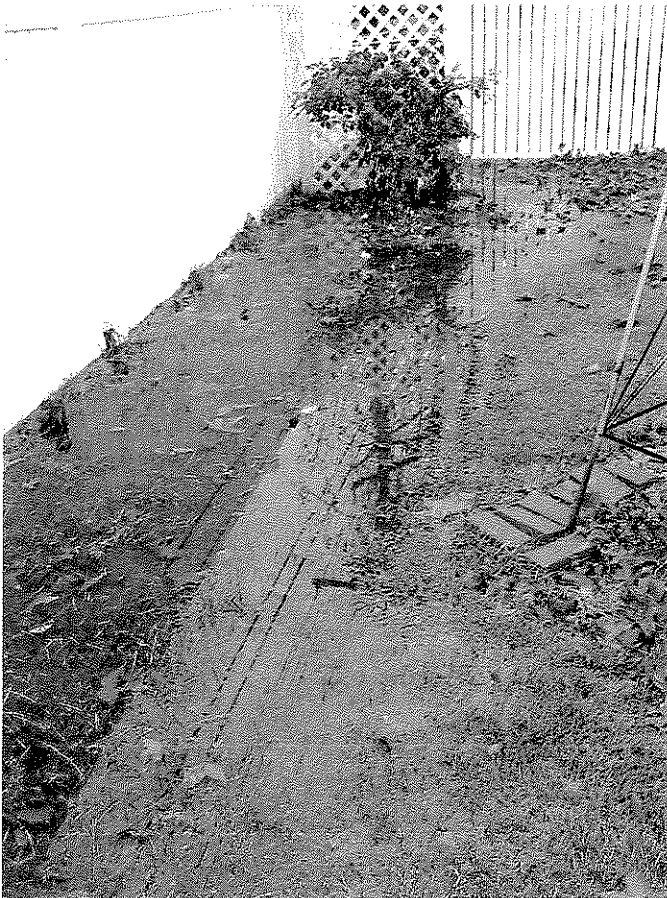
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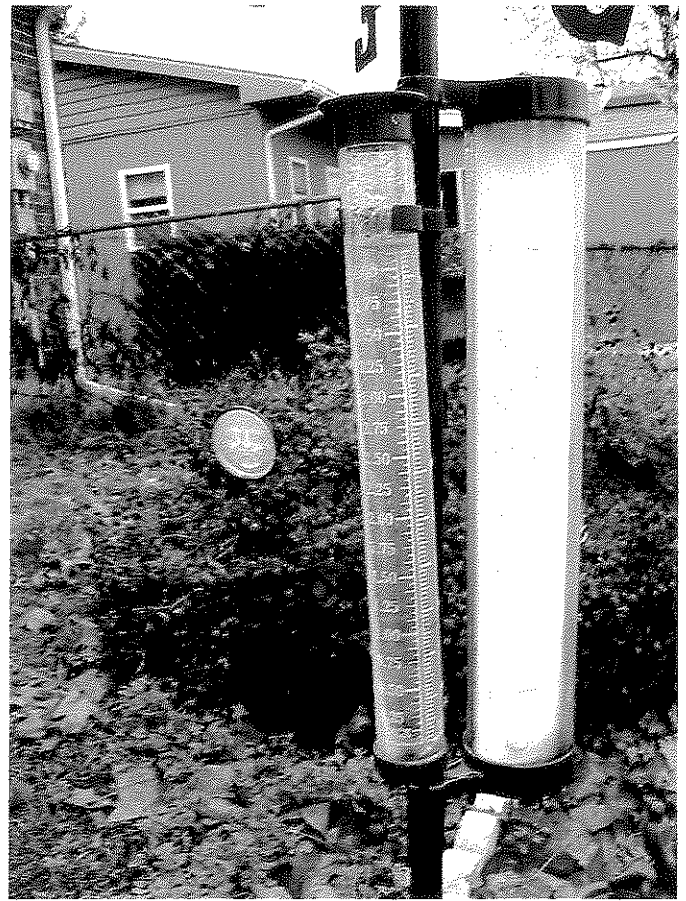
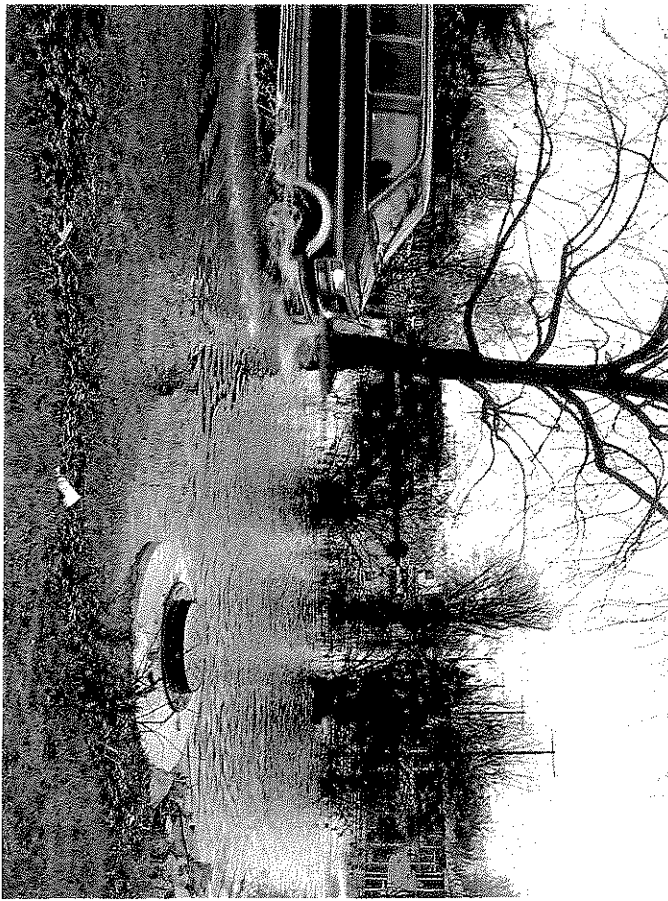




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